

is registered without the freehold,
and where
neither interest is registered.

Where both interests are registered
the leasehold
land certificate will be cancelled and the
leasehold
register closed, while any entry
respecting the lease
which appears in the freehold register
will be
cancelled.

In some instances where the
leasehold title is
only a possessory title, the Land
Registry will re-
quire to see the deeds of the property—
but usually
it is sufficient to lodge the lease and
counterpart,
which will be returned after the
registration,
marked "Lease Determined. Register
Closed."

If the freehold title only is registered
the appli-
cant lodges his land certificate and all
his leasehold
deeds. The Land Registry will then
cancel the
entry of the lease in the freehold
register.

If the leasehold is registered, but the
freehold is
not, the applicant should apply for first registra-
tion of the freehold and in his
application form
state that he owns the leasehold and that
it has now
merged. He will lodge all his deeds and
the lease-
hold land certificate. The Land Registry
will issue
a land certificate of the freehold
property without
any mention of the lease and will cancel
the lease-
hold land certificate and close the
leasehold title.

If neither titles are registered, the

procedure is simple. In applying for registration of the freehold the applicant will state that the lease has merged and he will pay registration fees on the full value of the property—as a freehold unencumbered by any lease.

It has previously been mentioned that many properties on the register are only possessory titles, although the present policy of the Land Registry